



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: January 23, 2024

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Brett Lambert, Bob Jefferson, John Maher, Mike Rademacher, Peter Martini, Jim Feeney, Rob Behrent, Paul Schlichtman,

Absent: Allen Reedy,

Guests: Josh Sydney, David Steeves, Adi Toledano, Jeff Alberti

Vice Chairperson Lambert called the meeting to order at 7:04 pm.

TOWN YARD

Mr. Toledano did a photo update of the project from 1/23/2024 showing the following: Building D - drain install in progress, new capstone install in progress, and exterior lighting and MEP in progress. Building B- new sidewalk concrete complete, ceiling grid in progress, MEP ongoing, doors, frames, interior windows in progress and steel and stair install for connector. Building E punchlist is ongoing and finish work for entryway and canopy. Site work - Fire hydrant relocation review.

Mr Sydney presented the following change orders for approval:

- CR197 - CCD-014 Added power & TD at work stations- \$5,020.08
- CR198 - CCD-7 Building E second floor counter added power and data - \$4,714.88

- CR201 - Building D temp feed for repeater at roof - \$1,263.17
- CR240 - RFI 345 existing ADPW air compressor relocation of circuitry- \$4,990.76

A motion to approve change orders was made by Mr. Maher and seconded by Mr. Martini. Motion passed unanimously on a roll call vote, 8-0.

Mr Sydney presented the following invoice:

- Commodore Builders - Requisition #32- December 2023- \$205,005.57
- Weston and Sampson - Invoice #1240653 – CA services December 2023 - \$14,500.00
- UTS of Mass - Invoice#109669 - testing services 12/11/23-12/29/23 - \$1,196.00

Motion was made by Mr. Maher and seconded by Mr. Lambert to approve 3 invoices totaling \$220,701.57 Motion passed unanimously on a roll call vote 8-0

Mr Sydney presented the Cost exposure log. As of this date the potential balance in the cost exposure log is a deficit of (\$170,000). This includes new and disputed change orders with a total of between \$400,000 - \$600,000. It also includes amendments to both the W & S and SPM contracts which have not been approved as of yet. Contract amendments for both W & S and SPM expired in November and both have been technically working without contracts.

A long discussion was held regarding the total budget, change orders, amendments to contracts and getting a better handle on the disputed change orders so we will have a more accurate total. Mr Sydney was instructed to impress upon the GC the importance of settling claims so we could approve change orders and amendments we agree with. Sub committee will meet and review the amendments for W & S and SPM and report back to full committee. SPM and W & S will continue to try and settle as many outstanding disputes as possible. The PTBC is considering a final date for disputed cost at which time all could be rejected. Mr Sydney stated he also has the additional items he presented in SPM amendment #2 which totals \$117,000 and were deferred at that time without prejudice. More to follow.

Mr Sydney: Contingency change log for the CM is potentially (\$275,000) into their fee. The Budget reallocation log and the budget is pretty much unchanged with the exception of OCO28 that was approved at the last meeting.

CENTRAL SCHOOL

No update

Motion was made by Mr Maher seconded by Mr Schlichtman to approve the minutes of the January 9, 2024 meeting. Motion passed unanimously on a roll call vote 9-0

Whereupon a motion was made by Mr Maher seconded by Mr Jefferson to adjourn at 8:05 PM and it was unanimously voted.

NEXT MEETINGS - TUESDAY FEBRUARY 6, 2024 and FEBRUARY 20, 2024 - 7:00 pm

Respectfully Submitted,
Robert Jefferson